

Chairperson Michael Beckendorf
Vice-Chairperson Leo Gonzalez



Commissioners
Pete Bienski
Bobby Gutierrez
Nancy Hardeman
Scott Hickle
G.H. Jones
Kevin Krolczyk
Prentiss Madison

AGENDA

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, JULY 18, 2013 – 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER.**
- 2. HEAR CITIZENS.**
- 3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**
- 4. CONSENT AGENDA – *This Consent Agenda consists of items that are considered routine by the Planning and Zoning Commission and will be enacted by one motion. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If the Commission desires to discuss an item on the Consent Agenda it will be moved (at the request of two Commissioners) to the Regular Agenda for further consideration.***
 - a. Approval of minutes from the [workshop](#) and [regular](#) meetings on June 6, 2013.**
 - b. Final Plat [FP13-05](#): Regency Gardens Subdivision**
Proposed Final Plat of Regency Gardens Subdivision, being 6.51 acres of vacant land adjoining the southeast side of West Villa Maria Road between Shirewood Drive and Traditions Boulevard in Bryan, Brazos County, Texas. (R. Haynes) [Drawing](#)
 - c. Easement Release [ER13-01](#): Sherwood Healthcare, Inc.**
A request to release three 10-foot wide public drainage easements extending across Lot 1 in Block 1 of Sherwood #1 Subdivision and/or a portion of Bryan Hospital Tract at northeast corner of Memorial Drive and Kent Street in Bryan, Brazos County, Texas. (R. Haynes)

All matters listed on the regular agenda below are subject to individual staff presentations, discussion, and possible action by the Planning and Zoning Commission.

5. REQUESTS FOR APPROVAL OF REPLATS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval).

a. Replat [RP13-13](#): Sherwood #1 Subdivision

Proposed Replat of Sherwood #1 Subdivision, Lot 4 of Cedar Creek Subdivision – Phase II and a portion of Bryan Hospital Tract, to create two new lots being a total of 8.238 acres of land located at the northeast corner of Memorial Drive and Kent Street in Bryan, Brazos County, Texas. (R. Haynes) [Drawing](#)

6. REQUESTS FOR APPROVAL OF ZONING CHANGES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).

a. Rezoning [RZ13-08](#): Devang Petal

A request to change the zoning classification from Commercial District (C-3) to Retail District (C-2) on 1.26 acres of vacant land currently addressed as 1919 West Villa Maria Road, being Lot 1 in Block 14 of Shirewood Subdivision – Phase 2 and adjoining the south side of W. Villa Maria Road between Westwood Main and Shirewood Drive in Bryan, Brazos County, Texas. (M. Hilgemeier)

b. Rezoning [RZ13-09](#): W.L. McCurdy

A request to change the zoning classification from Agricultural - Open District (A-O) to Commercial District (C-3) on 2.495 acres of land currently addressed as 6223 East State Highway 21, being a portion of Lot 3 in Block 2 of East Brazos Industrial Park Subdivision – Phase 1 and adjoining the northwest side of East State Highway 21, approximately 475 feet to 830 feet north from its intersection with Crosswind Drive in Bryan, Brazos County, Texas. (M. Hilgemeier)

7. ADJOURN.

The Planning and Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney).

The next regular meeting of the Planning and Zoning Commission is scheduled for Thursday, August 1, 2013 at 6:00 p.m.

FOR INFORMATION ON SIGN LANGUAGE INTERPRETATION, TDD OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT THE CITY OF BRYAN COMMUNICATIONS DEPARTMENT AT (979) 209-5120 AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING SO THAT YOUR REQUEST MAY BE ACCOMMODATED.

Para información en la interpretación de lenguaje por señas, TDD o otra información de traducción o accesibilidad, por favor contacte al Departamento de Comunicaciones de la Ciudad de Bryan al (979) 209-5120 por lo menos 48 horas antes del tiempo planificado de la reunión para que su petición pueda ser acomodada.